



COCHISE COUNTY COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

NOTICE OF HAZARD

February 8, 2013

Certified Mail 7007 0710 0001 7130 8709

First Class

Floyd and Gertrude Dake
333 Laguna
Tucson, AZ. 85705

SUBJECT: HAZARD VIOLATION VH-13-0094 ON TAX PARCEL 107-19-004B
Property located at 6774 Dake Rd., Sierra Vista, AZ

**LEGAL DESCRIPTION: POR OF THE NE SEC33 COM AT THE NE COR OF SAID
33 THN N89DEG 59MIN W323' S0DEG 2MIN E30' TPOB S0DEG 2MIN E668.68'
S68DEG 34MIN W95.60' S86DEG 4MIN W79.23' N0DEG 12MIN W709.05' S89DEG
59MIN E170' TPOB SEC33-21-21 2.70AC 7/98 LV CHT 97-2 6110P/AC + HS**

Dear Property Owner(s):

Our office received a request to investigate a violation of the Cochise County Hazard Abatement Ordinance on this parcel. Pursuant to this request, we performed an on-site inspection of the property and observed the following:

- OUTDOOR STORAGE OF TIRES-METAL-FURNITURE-CARS-JUNK-TRASH

We conclude that there is probable cause to believe that both of these conditions are hazards to public health and safety and, therefore, constitute a public nuisance. This serves as your official notice that you are in violation of the Hazard Abatement Ordinance.

The specific action(s) to correct the hazard(s) are:

- REMOVE ALL OUTDOOR STORAGE OF TIRES-METAL-FURNITURE-CARS-JUNK-TRASH IN A LEGAL MANNER.

You must dispose of any material at an appropriate waste collection facility or by other legal means and provide us with an affidavit attesting that the material was disposed of in a legal manner.

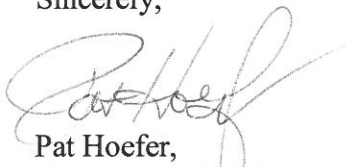
You must do this within thirty (30) days from the date of the postmark of this letter. In thirty days, the Hazard Abatement Officer will inspect the property to determine compliance. If you fail to remove and/or repair the hazards, Cochise County may at your expense remove and/or repair the hazard. The estimated cost for the County to remove and/or repair the hazards is \$160,000.00. However, the cost that would be charged would be the actual cost, which includes the time of County personnel assessed at the applicable rates. Further, the costs of removal/repair will be assessed upon the property and will be a lien on the property until the assessment is paid in full.

These conditions also constitute a Class 1 misdemeanor and may be subject to criminal penalties in addition to the cost of abatement.

If you disagree with the determination that the conditions cited above constitute hazards, you have the right to file a written appeal the Cochise County Board of Supervisors. The written appeal must be filed with the Clerk of the Board, at 1415 Melody Lane, Building G, Bisbee, Arizona 85603, within thirty (30) days of the date [of the postmark of this letter] [this letter is served on you].

Please understand that this Department is seeking your cooperation in correcting the Hazard violation(s). If you wish to see the Hazard Abatement Ordinance, it is available on the County website at www.cochise.az.com. It is also available by hardcopy. If you any questions, please contact me at (520) 432-9240.

Sincerely,



Pat Hoefer,
Planning Technician

Cc: Rick Corley, Zoning Administrator
Chris Saylor, Zoning Enforcement Officer